

**MESSENGERS BARN**  
**72 SUTTON LANE, SUTTON IN THE ELMS, LEICESTERSHIRE LE9 6QF**





# RURAL ORIGINS. CONTEMPORARY BARN LIVING

## Features

- Barn Conversion
- Non Estate Location
- Gated Private Driveway
- Five / Six Bedrooms
- Master Bedroom with Dressing Room & En Suite
- Family Dining Kitchen
- Formal Dining Room
- Lounge
- Separate Snug
- Double Garage plus Games Room
- External EV Charging Point
- Attractive Private Gardens
- Original exposed beams and architectural features
- Open Rural Aspect





## Property Profile

An exquisite and exceptionally spacious detached barn conversion, transformed in 2002 from a former dairy farm into a truly breathtaking residence. Tucked away within a charming hamlet at the end of a private gated rolling driveway, this home enjoys a peaceful setting, beautifully nestled between open fields and gardens. Rich in character, the property proudly showcases original beams dating back approximately 100 years, seamlessly blended with contemporary design. A unique opportunity to acquire a statement home that combines heritage, privacy, and refined rural living.

The ground floor accommodation is both generous and thoughtfully arranged, beginning with a welcoming entrance hall and a downstairs WC with slate tiled floor. The lounge offers an inviting space for relaxation, while the true heart of the home is the impressive family dining kitchen.

Further enhancing the ground floor, a utility room, a formal dining room, and a snug. An inner hall provides access to the bedroom accommodation, formerly three original stables, now beautifully repurposed to create bedrooms two and four, alongside a versatile study or optional bedroom six. A separate contemporary shower room completes the ground floor, perfectly suited to multigenerational living or home-working requirements.

The first floor offers a mezzanine landing leading to the principal bedroom suite, complete with a dressing room and wet room. Further accommodation includes bedrooms three and five, along with a family bathroom.







## Key Highlights

The property is approached via a long private driveway, bordered by open paddocks and mature hedging, leading to a generous gravel courtyard with ample parking

Derived from a former dairy farm, the lounge now occupies the original cow shed, while the snug and dining room sit within the original barn, together creating a series of well-proportioned spaces suited to both everyday family life and hosting

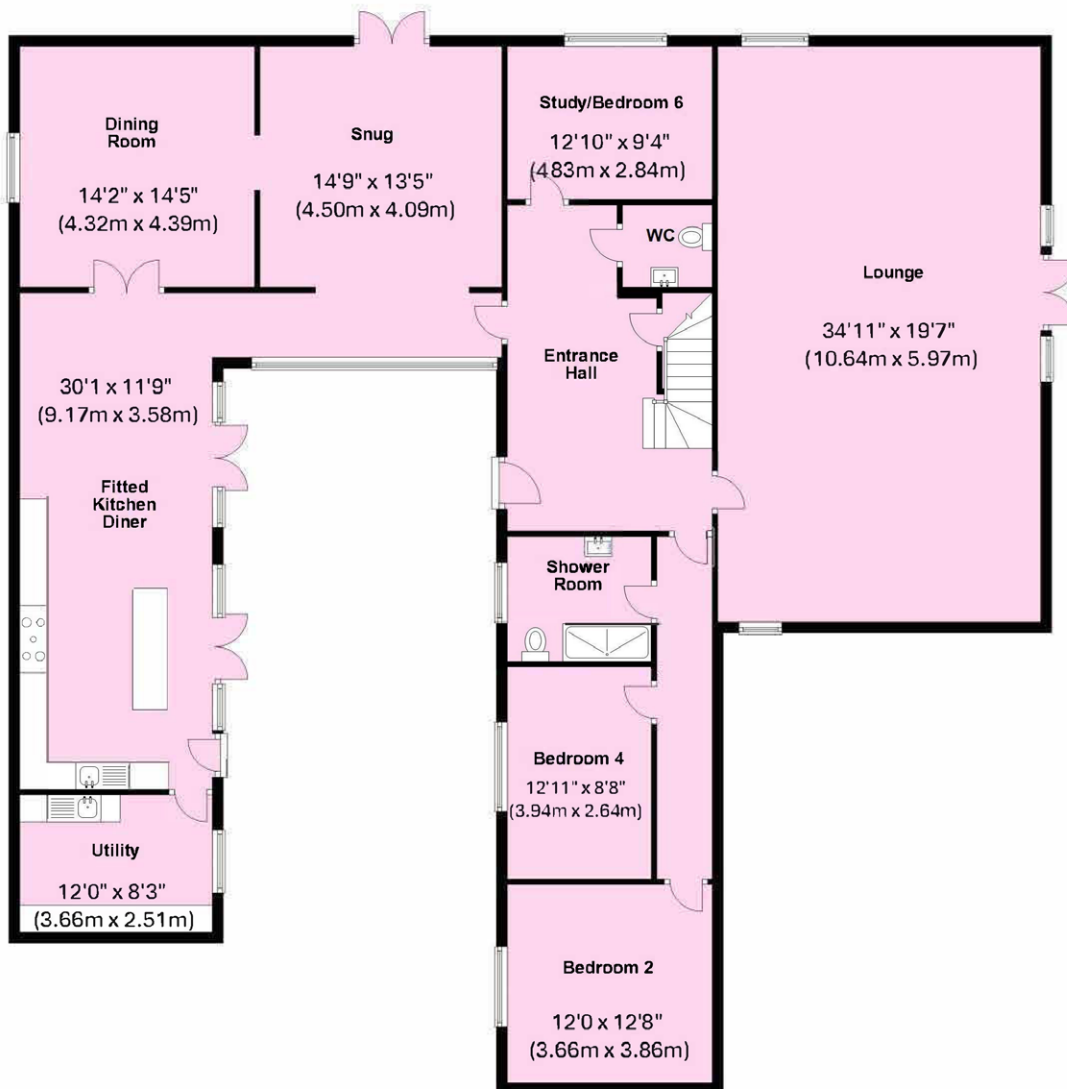
This dining kitchen forms the natural hub of the home. The space is superbly appointed with a Bosch induction hob, double oven, integrated SMEG coffee machine, microwave, dishwasher, and space for a freestanding American-style fridge freezer. Porcelanosa tiled flooring flows throughout, complemented by a striking central breakfast island that forms a natural focal point.

Well-maintained gardens flank either side of the property, enhancing the sense of space and privacy, in addition a covered terrace, offering a private and versatile outdoor space with views across surrounding countryside. Additionally, the property benefits from multi-vehicle off-road parking, external EV charging point, a double garage and a games room. Attractive lawned gardens are positioned to both sides of the property, all set within a private and secluded setting.

An impressive barn conversion delivering space, quality, and privacy, designed for a balanced lifestyle of home, work, and family.

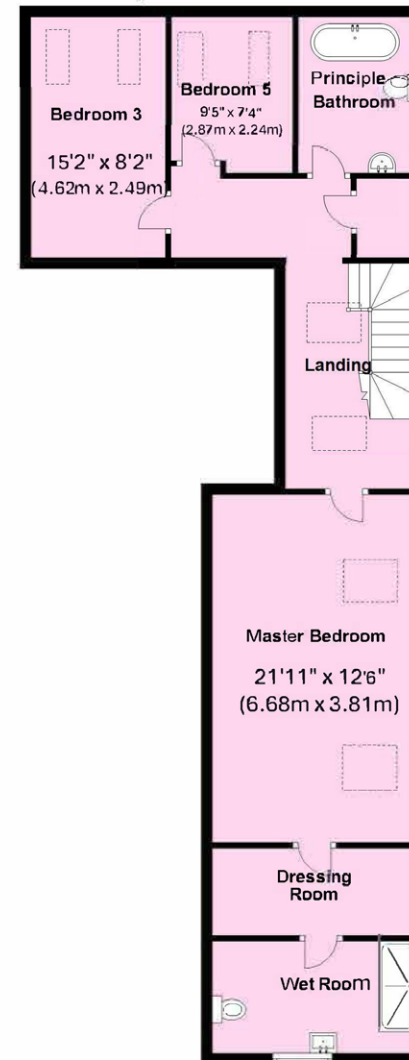


**Ground Floor**  
Approx. 228.3 sq. metres (2457.0 sq. feet)

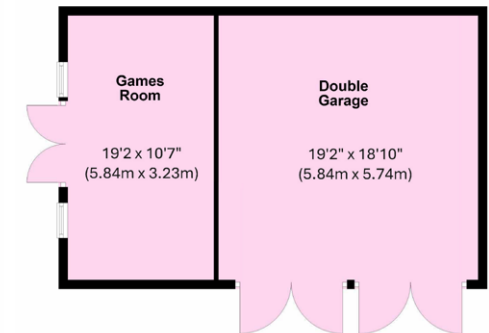


Total area: approx. 309.7 sq. metres (3333.3 sq. feet)

**First Floor**  
Approx. 81.4 sq. metres (876.3 sq. feet)



**EXTERNAL - Games Room and Garage**  
Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	79	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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